



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2304939
Applicant Name: Greg Kappers
Address of Proposal: 747 Harvard Avenue East

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcels into four unit lots. Proposed unit lot parcel sizes are: A) 1,439 square feet, B) 1,439 square feet, C) 1,439 square feet; and D) 1,439 square feet. Construction of single family residence under Application No. 2208681.

The following approval is required:

Short Subdivision - To subdivide one existing parcel into four unit lots.
(Chapter 23.24, Seattle Municipal Code)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or
involving another agency with jurisdiction

BACKGROUND DATA

Site Description and Area Development

The subject property is located on the west side of Harvard Avenue East in the North Capitol Hill neighborhood of Seattle. The site measures approximately 5,755 square feet and is zoned Multi-family Residential Lowrise 3 (L3). At this location, Harvard Avenue East is paved with curbs, gutters and sidewalks and a planting strip.

The surrounding neighborhood is comprised of a mixture of development types. There are many single family homes, a few multifamily buildings, a new development consisting of four duplex townhouses and two condo buildings is under construction and a performance building (Kerry Hall) which is part of the Cornish College of the Arts.

Proposal Description

The applicant proposes to short subdivide one parcel into four unit lots. Proposed unit lot parcel sizes are: A) 1,439 square feet, B) 1,439 square feet, C) 1,439 square feet; and D) 1,439 square feet. Vehicular access to the site is from a shared driveway accessible from Harvard Avenue East.

Public Comment

During the comment period, which ended on August 27, 2003, three written comment letters were received. Two of the neighbors who responded were in favor of the development the third was opposed to the project and felt that visitor parking should be provided on site.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.40, no short subdivision shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designated to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

Based on information proposed by the applicant, referral comments from DCLU, Seattle Public Utilities, Seattle Fire Department, Drainage, Seattle City Light, and review by the development analyst, the following findings are made with respect to the above-cited criteria:

1. The underlying construction permit for two duplex townhouse buildings has been approved under Project #2208681. This related application was reviewed to meet all applicable provisions of the Land Use Code including density, lot coverage, setbacks, open space, parking, and access.

The proposed unit lot subdivision would allow separate ownership of the land associated with each of the townhouse residences. This purpose is consistent with the provisions of SMC 23.24.045, Unit lot subdivisions.

2. All unit lot parcels will have direct vehicular access from an improved street or alley. The Seattle Fire Department has no objections to the proposed subdivision. Seattle City Light has approved the proposal and requested an Overhead/ Underground Easement.
3. Both unit lots can connect to a public combined sewer (PS) located in Harvard Avenue E. Seattle Public Utilities approved this proposal under WAC # 03-0869.
4. The Seattle Municipal Code seeks to preserve and maintain the physical character of single family residential areas in ways that both encourage and nurture housing opportunities for all the City's residents. The proposed short subdivision will meet all minimum Land Use Code provisions and will have adequate access for vehicles, utilities and fire protection. The project will be conditioned to provide for the proper display of addresses for the unit lot that does not have street frontage. In addition, the site also provides adequate drainage and sanitary sewer disposal. Therefore, the public use and interests are served by permitting the proposed subdivision.
5. The site is not located within an environmentally critical area as defined in SMC 25.09.
6. The subject site currently has no trees on the rear portion of the property as construction of the proposed unit has already begun. The applicant has proposed the addition of 14 trees of various species and sizes in order to meet the obligations of the tree preservation and planting requirement for new multifamily development (SMC 23.45.015C). Thus, the tree preservation/planting condition is satisfied.
7. This section of the Land Use Code provides that lots for townhouses and certain other housing may be created, which do not individually meet the requirements for lot size, setbacks, density and structure width and depth. Review of this site plan shows that the proposed unit lot subdivision conforms to applicable standards of SMC 23.24.045, and applicable standards in the L-3 zone.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and responsible party(s) shall:

1. Add the complete City light Easement language to the face of the plat.
2. Remove language on page 1 of the plat that refers to address posting as a condition after recording.
3. Provide final recording forms and fees.
4. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. All existing structures shall be shown on the face of the plat and their distances to the property lines dimensioned. Lot areas shall be shown on the plat. The location of all utilities shall be shown on the face to the plat. The short plat drawings shall be stamped by a licensed surveyor.

Signature: (signature on file) Date: October 2, 2003
Glenda Warmoth, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services

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